

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: DECORAH
Local Government Number: 96G920

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
DECORAH MOUND STREET URBAN RENEWAL	96005	2
DECORAH BUSINESS PARK - AIRPORT URBAN RENEWAL	96006	3

TIF Debt Outstanding: 630,559

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	219,285	139,079	Amount of 07-01-2015 Cash Balance Restricted for LMI
TIF Revenue:	245,325		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	245,325		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	248,950		
Returned to County Treasurer:	0		
Total Expenditures:	248,950		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	215,660	135,761	Amount of 06-30-2016 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 165,949**

Urban Renewal Area Data Collection

Local Government Name: DECORAH (96G920)
 Urban Renewal Area: DECORAH MOUND STREET URBAN RENEWAL
 UR Area Number: 96005
 UR Area Creation Date: 12/2001

UR Area Purpose: 1)To assist in strengthening and revitalizing the economy of the State and Decorah; 2)provide the means/methods for the encouragement of economic development; 3)encourage housing and residential dev. through the provision of public improvements.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DECORAH CITY/DEC.SCH/MOUND ST/URA TIF INCREM	96079	96080	0
DECORAH CITY AG/DEC. SCH/MOUND ST/URA TIF INCREM	96081	96082	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	115,710	5,842,590	1,327,040	0	0	-18,520	7,266,820	0	7,266,820
Taxable	51,725	3,256,280	1,194,336	0	0	-18,520	4,483,821	0	4,483,821
Homestead Credits									29

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **139,079** **139,079** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 3,318
 Returned to County Treasurer: 0
Total Expenditures: 3,318

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **135,761** **135,761** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For DECORAH MOUND STREET URBAN RENEWAL

Riverwalk Subdivision

Description:	Development of Housing Subdivision
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For DECORAH MOUND STREET URBAN RENEWAL

Outstanding LMI Housing

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	139,079
Interest:	0
Total:	139,079
Annual Appropriation?:	No
Date Incurred:	12/30/2000
FY of Last Payment:	2020

Non-Rebates For DECORAH MOUND STREET URBAN RENEWAL

TIF Expenditure Amount:	3,318
Tied To Debt:	Outstanding LMI Housing
Tied To Project:	Riverwalk Subdivision

TIF Taxing District Data Collection

Local Government Name: DECORAH (96G920)
 Urban Renewal Area: DECORAH MOUND STREET URBAN RENEWAL (96005)
 TIF Taxing District Name: DECORAH CITY/DEC.SCH/MOUND ST/URA TIF INCREM
 TIF Taxing District Inc. Number: 96080
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2000

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,842,590	1,327,040	0	0	-18,520	7,151,110	0	7,151,110
Taxable	0	3,256,280	1,194,336	0	0	-18,520	4,432,096	0	4,432,096
Homestead Credits									29

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	3,325,010	3,844,620	0	3,844,620	120,111

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DECORAH (96G920)
 Urban Renewal Area: DECORAH MOUND STREET URBAN RENEWAL (96005)
 TIF Taxing District Name: DECORAH CITY AG/DEC. SCH/MOUND ST/URA TIF INCREM
 TIF Taxing District Inc. Number: 96082
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2000

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	115,710	0	0	0	0	0	115,710	0	115,710
Taxable	51,725	0	0	0	0	0	51,725	0	51,725
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	155,900	0	0	0	0

FY 2016 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: DECORAH (96G920)
 Urban Renewal Area: DECORAH BUSINESS PARK - AIRPORT URBAN RENEWAL
 UR Area Number: 96006
 UR Area Creation Date: 12/2001

UR Area Purpose: To 1)assist in strengthening/revitalizing the economy of the State, Winn. Co. and the City of Decorah; 2)provide the means/methods for the encouragement of econ development; 3)encourage economic development through the provision of public imp.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
DECORAH TWP/DEC.SCH/DEC.BUS PARK/TIF INCREM	96085	96086	0
DECORAH CITY/DEC.SCH/DEC.BUS PARK/TIF INCREM	96087	96088	7,874,483
DECORAH CITY AG/DEC.SCH/DEC BUS PARK/TIF INCREM	96089	96090	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,268,510	29,329,940	39,279,110	9,813,800	0	-29,632	80,661,728	0	80,661,728
Taxable	1,014,069	16,346,586	35,351,199	8,832,420	0	-29,632	61,514,642	0	61,514,642
Homestead Credits									101

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:

80,206

0

Amount of 07-01-2015 Cash Balance Restricted for LMI

TIF Revenue: 245,325
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 245,325

Rebate Expenditures: 0
 Non-Rebate Expenditures: 245,632
 Returned to County Treasurer: 0
Total Expenditures: 245,632

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:

79,899

0

Amount of 06-30-2016 Cash Balance Restricted for LMI

Projects For DECORAH BUSINESS PARK - AIRPORT URBAN RENEWAL

2012 Utility Imp

Description:	Construction of Utility Imp In DBP
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For DECORAH BUSINESS PARK - AIRPORT URBAN RENEWAL

2012 Utility Imp

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	480,000
Interest:	11,480
Total:	491,480
Annual Appropriation?:	No
Date Incurred:	08/14/2012
FY of Last Payment:	2017

Non-Rebates For DECORAH BUSINESS PARK - AIRPORT URBAN RENEWAL

TIF Expenditure Amount:	245,632
Tied To Debt:	2012 Utility Imp
Tied To Project:	2012 Utility Imp

TIF Expenditure Amount:	0
Tied To Debt:	2012 Utility Imp
Tied To Project:	2012 Utility Imp

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: DECORAH (96G920)
 Urban Renewal Area: DECORAH BUSINESS PARK - AIRPORT URBAN RENEWAL (96006)
 TIF Taxing District Name: DECORAH TWP/DEC.SCH/DEC.BUS PARK/TIF INCREM
 TIF Taxing District Inc. Number: 96086

TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,449,980	29,089,610	11,845,100	9,813,800	0	-27,780	52,170,710	0	52,170,710
Taxable	648,168	16,212,642	10,660,590	8,832,420	0	-27,780	36,326,040	0	36,326,040
Homestead Credits									100

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	20,568,801	31,629,689	0	31,629,689	678,966

FY 2016 TIF Revenue Received: 245,325

TIF Taxing District Data Collection

Local Government Name: DECORAH (96G920)
 Urban Renewal Area: DECORAH BUSINESS PARK - AIRPORT URBAN RENEWAL (96006)
 TIF Taxing District Name: DECORAH CITY/DEC.SCH/DEC.BUS PARK/TIF INCREM
 TIF Taxing District Inc. Number: 96088

TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	240,330	27,434,010	0	0	-1,852	27,672,488	0	27,672,488
Taxable	0	133,944	24,690,609	0	0	-1,852	24,822,701	0	24,822,701
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	4,611,890	23,062,450	7,874,483	15,187,967	474,491

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DECORAH (96G920)
 Urban Renewal Area: DECORAH BUSINESS PARK - AIRPORT URBAN RENEWAL (96006)
 TIF Taxing District Name: DECORAH CITY AG/DEC.SCH/DEC BUS PARK/TIF INCREM
 TIF Taxing District Inc. Number: 96090
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	818,530	0	0	0	0	0	818,530	0	818,530
Taxable	365,901	0	0	0	0	0	365,901	0	365,901
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	173,560	365,901	0	365,901	7,957

FY 2016 TIF Revenue Received: 0